

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
March 11, 2014**

MEMBERS PRESENT: Joe Wise, Vice-Chairman
Greg Cox, Secretary
John Hunter, Assistant Secretary
Dan Rutledge
Jenny Brock
Brenda Clarke
Jamie Povlich
Jim Woods

MEMBERS ABSENT: Kevin Cole, Chairman
Thomas Hord

STAFF PRESENT: Angie Carrier, Director of Development Services Dept.
Steve Neilson, Development Coordinator
Angie Charles, Senior Planner
Jessica Harmon, Planner
Laura Edmonds, Administrative Coordinator
Tim Seaton, Construction Inspector
Allen Cantrell, City Engineer
Jim Epps, City Legal Counsel

Vice-Chairman Wise called the meeting to order at 6:03 p.m. Commissioner Brock gave the invocation, and Commissioner Rutledge led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on February 11, 2014, were approved by 8 – 0.

The first item on the agenda was to consider the Highland Parc, Phase 4 Annexation, RP-2 zoning, Plan of Services, and Concept Plan. The Planning Division has received a request to annex approximately 9.5 acres of land at the end of Laurel Canyon with R-2A (Low Density Residential) zoning. While R-2A was requested, staff is recommending approval of RP-2 (Planned Residential) which is consistent with the three prior phases of the Highland Parc Subdivision. A Concept Plan is required for the RP-2 zoning, however what was submitted does not meet the required criteria. Staff is recommending approval of the annexation, RP-2 zoning and associated Plan of Services. Staff recommends denial of the Concept Plan as submitted.

Public Hearing was held.

Mark Eades, 303 Highland Parc, President of the HOA was in full support of the request. Mr. Eades stated that the Homeowners Association was formed by homeowners independently. The

HOA cannot maintain the current open space, anything more would be a burden to the neighborhood.

Ron Gouge, 218 Sanctuary Court, stated that as a developer, the 15% open space has never been an issue before when building. The neighborhood is in support of the proposed Highland Parc addition, but is not in support of having the additional 15% of open space.

Motion: Brock
Second: Woods

To recommend approval of Highland Parc, Phase 4 annexation, R-2A zoning, Plan of Services, and Concept Plan.

The motion passed by a 7 – 1 (Clarke) vote.

The second item on the agenda was a request to consider Rezoning Request #980, for 502, 600 and 606 N. Broadway Street, R-5, R-2C and B-1 to B-4. There is no proposed use change. The property owner at 502 N. Broadway has applied for a Beer License and the Planning Division discovered that the property was split-zoned. Under the current zoning, the property owner would not be allowed to get his beer license. The Planning Division has initiated this rezoning request to clean up the split zoned parcels.

Public Hearing was held and no one spoke.

Motion: Woods
Second: Cox

To recommend approval of Rezoning Request #980, for 502, 600 and 606 N. Broadway Street, R-5, R-2C and B-1 to B-4.

The motion passed by an 8 – 0 vote.

The third item on the agenda was a request to consider a Zoning Map Amendment for the placement of the Gateway Overlay (GO) district along the interior portion of the W. Market Street corridor. The Planning Division is proposing amendment to the Zoning Map. The width of the overlay extends outward 300 feet from the edge of the right-of-way. Staff concluded an informational meeting with property owners on March 5th, and recommends that the Planning Commission recommend approval of the amendment to the Zoning Map to the City Commission.

Public hearing was held.

Scott Clark, 802 W. Market Street, Shell Media, spoke against the request by stating that his business is looking to expand in the near future and cost will be an issue to add onto existing buildings in order to be in compliance with the proposed overlay.

Motion: Cox
Second: Hunter

To recommend approval a Zoning Map Amendment for the placement of the Gateway Overlay (GO) district along the interior portion of the W. Market Street corridor

The motion passed by an 8 – 0 vote.

The fourth item on the agenda was a request to consider Amendments to Article II, Definition of Terms. As part of staff's continuing effort to update the Zoning Ordinance, staff has reviewed the Definitions Section and is proposing a number of amendments. Some of the amendments were to update or help clarify existing terms. However, a number of definitions were added to clarify terms and land uses that are currently in the Code, but were never defined. By consensus of the Planning Commission, the item was deferred until next month.

To recommend deferral of Amendments to Article II, Definition of Terms.

The fifth item on the agenda was a request to consider Preliminary Plat approval of the Highland Parc, Phase 4, a 21-lot, 9.5 acre subdivision located at the end of Laurel Canyon. The petitioners are proposing to construct a local street with Miami curbs; the street width is 24 feet, measured back of curb to back of curb, 5-foot sidewalks on each side of the street located within a 50 foot right-of-way. Both the Engineering Division and the Water and Sewer Service Department have reviewed the Preliminary Plat and recommend approval. The petitioners are Ron Gouge and Carl Little.

Public hearing was held and no one spoke.

Motion: Woods
Second: Hunter

To recommend approval of Preliminary Plat approval of the Highland Parc, Phase 4, a 21-lot, 9.5 acre subdivision located at the end of Laurel Canyon.

The Motion passed by an 8 - 0 vote.

The last item on the agenda was a request to consider Preliminary and Final Plat approval of the Cedar Grove-Milligan Subdivision. This 3-lot, 11.4 acre subdivision is located off of the Milligan Highway along Cedar Grove Road. The property is zoned RP-2, Planned Residential Development and the property owner is Stephen Fair.

Public hearing was held and no one spoke.

Motion: Brock
Second: Rutledge

**To recommend approval of Preliminary and
Final Plat approval of the Cedar Grove-Milligan
Subdivision.**

The motion passed by an 8 – 0 vote.

There being no further business, the meeting was adjourned at 7:06 p.m.

APPROVED:

SIGNED:

Kevin Cole, Chairman

Greg Cox, Secretary